

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

APRIL 17, 2014; 5:30 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
TOM DAY, JORY FRANCIS, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
PETER MATSON, KENT ANDERSEN AND
THIEDA WELLMAN**

The meeting was held in the Council Conference Room of the Layton City Center.

Mayor Stevenson opened the meeting and turned the time over to Alex Jensen, City Manager.

AGENDA:

PRESENTATION – LAYTON COMMUNITY ACTION COUNCIL

Val Stratford representing the Layton Community Action Council (LCAC) presented budget information to the Council relative to the LCAC. He explained some of the programs sponsored by the LCAC. Mr. Stratford reviewed information about the LCAC Board. He said the LCAC would take back responsibility of the Neighborhood Watch Program. Mr. Stratford said they had about 150 volunteers that worked in the various programs that donated over 8,000 volunteer hours a year to the youth and community.

Mr. Stratford said they received \$25,000 in funding from the City last year and an additional \$8,000 from the CDBG fund. He said they would be asking for an increase to \$33,000 from the City this year.

Councilmember Day said the Youth Council and Youth Court did a wonderful job.

Mayor Stevenson said the \$33,000 that was being requested was included in the budget this year.

Councilmember Freitag arrived at 5:38 p.m.

Mr. Stratford thanked the City for their continued support.

Councilmember Brown suggested that the youth involved in the various programs participate in supporting the programs in some monetary way, such as helping purchase uniforms.

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATIONS FOR FUNDING
FOR FISCAL YEAR 2014-2015**

Kent Andersen, Economic Development Specialist, said as part of the budgeting process for the CDBG grant he wanted to present information to the Council about where the funding for public services would be allocated. He said the grant amount was \$307,476 for 2014-2015; the public service portion was capped at 15% or \$46,100. Kent indicated that \$80,000 would go toward the Davis School District home program; \$50,000 would be used in the historic downtown area for rehabilitation loans; \$30,074 would be used for infrastructure in the downtown area; and \$40,000 would be used for the homebuyer assistance program.

Councilmember Brown asked if the \$80,000 used for the School District home would be paid back to the City when the home sold.

Kent said the house would be sold for what the School District had in the home. He said the City put a silent second note on the property to keep the homeowner from immediately selling the home. Kent said after 5 years 10% was credited against that amount each year for 10 years; after the homeowner was in the home for 15 years the silent note was considered paid back and the silent second note was removed from the home.

Council and Staff discussed the lot on the northwest corner of Layton Parkway and Angel Street.

Kent indicated that construction would begin this year on the Angel Street lot.

Councilmember Day asked about the historic downtown rehabilitation loan fund.

Kent said some of those funds had been used to expand UTOPIA lines along Main Street to provide access to the Kays Crossing development. He said it didn't necessarily need to go to one business, it could be used to help benefit the area as a whole.

Councilmember Petro asked about the infrastructure funds.

Kent said there was no specific activity planned for the funds. He said the City liked to have the funds available as needs arose. Kent said the funds could be used for things such as sidewalk repairs or if a new development was coming into the area that had large infrastructure costs. He said it allowed the City some flexibility to improve the downtown area. Kent said the City looked to raise the values and raise the opportunities for people with lower income in that area.

Council and Staff discussed the homebuyer assistance program.

Kent explained that eight homebuyers were assisted with the funds in \$5,000 allotments.

Councilmember Freitag asked how many people the \$80,000 to the Davis School District affected.

Kent said if you considered the students that were allowed to work on the homes in affected several.

Council and Staff discussed the program.

Kent said he had received 6 applications from public service entities for funding. He said last year the following received funding:

Family Connection Center - \$25,000

Safe Harbor - \$10,000

Layton Community Action Council - \$8,000

The Road Home - \$3,100

Kent indicated that new applicants this year came from Big Brothers Big Sisters for \$3,500 and Jesus Fields for \$4,000. He said money would have to be taken from existing allocations since the amount was capped at \$46,100.

Council discussed the allocations.

Discussion suggested that the funding should be the same as last year and not fund the new applications.

Councilmember Francis said he would like to see more detailed information about the Road Home, specifically how many Layton residents they assisted.

APPOINTMENTS TO THE PLANNING COMMISSION – C. BRETT NILSSON AND L.T. WEESE – RESOLUTION 14-17

Mayor Stevenson said the Planning Commission was being dropped back to seven regular members and two alternates. He said the interview process was held and he recommended Brett Nilsson and L.T. Weese as alternate members to the Planning Commission.

Council and Staff discussed the change from seven to nine members that took place in 2012 and the reason for the change back to seven regular members with two alternate members.

Councilmember Brown said the alternates would not automatically move to full members if there was an opening. She asked if having seven members made it easier to have a quorum.

Bill Wright, Community and Economic Development Director, said it didn't change that too much; a quorum went from five to four.

Councilmember Petro said those applicants that were not selected should be notified.

Mayor Stevenson said that would happen. He said another opening would be coming up this summer.

Alex said the City had done a comparison of what other cities were paying their Planning Commission members. He said the City was paying below the standard. Alex said the City had been paying \$25 per meeting; Staff would be proposing that that be increased to \$40 a meeting, and commissioners would have to be at the meeting to receive the pay.

Mayor Stevenson said the alternates were expected to be at the meetings as well.

Councilmember Freitag said he felt that the appointments should be voted on separately from the other consent agenda items in the regular meeting.

DEVELOPMENT AGREEMENT AND REZONE REQUEST – CHRISTENSEN ENERGY SAVERS – R-1-10 (SINGLE FAMILY RESIDENTIAL) TO M-1 (LIGHT MANUFACTURING INDUSTRIAL) – APPROXIMATELY 201 EAST 2150 NORTH – RESOLUTION 14-10 AND ORDINANCE 14-03

Bill Wright said this property was a landlocked parcel located just north of Antelope Drive and west of Fort Lane. He said the property to the west was developed as the Ridgeline Warehouse, and Got Storage was to the south. Bill said the applicant would like to join this property to the property that fronted onto 2150 North and develop the entire parcel. He said the property was also in the Accident Potential Zone (APZ) of Hill Air Force Base, which had limited use, and could not be developed as residential. Bill said the development agreement addressed restrictions on the property, architectural elements and landscaping issues, and it addressed development in the APZ zone. He said the Planning Commission recommended approval and Staff supported that recommendation.

Councilmember Freitag asked if there were any comments from residents at the Planning Commission meeting.

Peter Matson, City Planner, said there were no comments in the meeting but he spoke with a resident to the north. He said the resident wanted to make sure that there would be consistency with the rest of the property.

Councilmember Freitag said when Got Storage was developed, additional buffer requirements were added to the development agreement.

Bill said this would be similar; a landscape buffer was required, and slope of the building and architectural components of the structure were addressed in the development agreement.

Councilmember Brown asked about the development agreement addressing a buffer between this property and the residential homes to the east.

Bill said the homeowner directly to the east also owned this property. He said there would be buffer and fencing requirements adjacent to the residential areas.

Peter said between the M-1 zone and a residential zone at least a 20-foot buffer and a solid fence was required.

Council and Staff discussed other businesses in the area.

Councilmember Petro asked if it was typical for Hill Air Force Base to approve development in the APZ zone.

Alex said anything that was built in the APZ required their approved.

Peter explained the history of the APZ.

CLOSED DOOR:

MOTION: Councilmember Brown moved to close the meeting at 6:24 p.m. to discuss acquisition of real property. Councilmember Freitag seconded the motion, which passed unanimously.

MOTION: Councilmember Petro moved to open the meeting at 7:00 p.m. Councilmember Day seconded the motion, which passed unanimously.

The meeting adjourned at 7:00 p.m.

Thieda Wellman, City Recorder

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Layton City Council on the **17th day of April, 2014**, was to discuss the acquisition of real property.

Dated this 1st day of May, 2014.

ATTEST:

ROBERT J STEVENSON, Mayor

THIEDA WELLMAN, City Recorder